

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10965 American Security Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried in the absence of Mr. Scrivener, the following Order of the Board was entered at the meeting of November 23, 1971.

EFFECTIVE DATE OF ORDER - February 8, 1972

ORDERED:

That the appeal for permission to change a non-conforming use from auto tire recapping shop to supermarket, carry-out, and delicatessen in connection with existing supermarket and carryout next door at 1541-43 New Jersey Avenue, N.W., Square E-510 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a one-story brick building and the last Certificate of Occupancy was for an auto tire recapping shop.
3. Appellant requests permission to change a non-conforming use from auto tire recapping shop to supermarket, carry-out, and delicatessen.
4. Mr. Joseph A. Gross leases the property from appellant and wishes to expand his current grocery store to the vacant location next door.
5. There was no opposition registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- (a) No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.

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The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.